Comparative Market Analysis

McGrath



17 UNWIN STREET MILLTHORPE NSW 2798

Prepared on **28th October 2026**

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Comparable Sales

1 3 VICTORIA STREET MILLTHORPE NSW 2798

Sold $780,000



3 | 1 | 4 | 1,075m² | 105m²

Year Built	1995	DOM	111
Sold Date	04-Mar-26	Distance	0.42km
First Listing	$780,000-$820,000		
Last Listing	$780,000		

Notes from your agent

Three-bedroom home on a generous 1,081m² holding, offering similar accommodation within the Millthorpe village market; its larger landholding and additional parking provide a point of difference.

2 20 BOOMERANG ROAD MILLTHORPE NSW 2798

Sold $660,000



3 | 1 | 1 | 810m² | 126m²

Year Built	1960	DOM	56
Sold Date	21-Apr-26	Distance	0.71km
First Listing	$700,000 - $740,000		
Last Listing	$669,000-$699,000		

Notes from your agent

Three-bedroom home on an 810m² block within Millthorpe, providing a similar level of accommodation and village lifestyle; its larger landholding offers a useful comparison to 17 Unwin Street.

3 10 BLAKE STREET MILLTHORPE NSW 2798

Sold $685,000



3 | 1 | 1 | 696m² | 126m²

Year Built	-	DOM	37
Sold Date	17-Nov-25	Distance	0.8km
First Listing	Timed Sale - Starting Bid $650,000		
Last Listing	$650,000 - $710,000		

Notes from your agent

Three-bedroom heritage-style home on a comparable 696m² holding, offering similar accommodation and character appeal within Millthorpe; its slightly larger landholding provides a close comparison.

DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

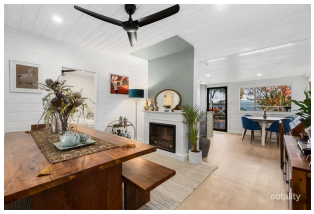
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Summary

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Sale Price Guide
$700,000 - $750,000

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